

It pays to let
with Your Move.



YOUR MOVE



A lettings service to suit you.



There are lots of reasons to let a property. It may be an investment or a source of income. Perhaps you've inherited a property, or moved in with a partner and decided to rent out your place.

At Your Move we focus on giving you as much guidance as you need. We know that some landlords want to be more involved in the process than others. We're ready to understand your needs, provide support and work together to get the very best result for you.



It's important to find a reliable tenant quickly.



We come with thousands of potential tenants.

With 285 branches nationwide we're the UK's largest single branded lettings agency*, and we have the UK's most visited lettings agent website**. We'll list your property on popular websites like Rightmove and Zoopla too. All this adds up to more potential tenants for your property.

We list properties online in no time at all.

You don't want your property standing empty. Once you list your property with us, it only takes 15 minutes to appear on our website, and it will be on Rightmove and Zoopla in under an hour. Then, that night, we'll e-mail the details out to all of our matching tenants so your property is at the top of their inbox the next morning.

We conduct thorough tenant reference checks.

A reliable tenant pays on time and respects your property. At Your Move we have a special team to provide full and independent references on every prospective tenant.

* Hitwise, December 2015

** Based on Your Move analysis of letting branch numbers on competitor websites, January 2016



We can personalise a service that delivers you peace of mind.



Choose from 3 service levels:

Tenant Find

We'll find you a tenant and organise a tenancy agreement, leaving you with the day to day running of the let.

Rent Collection

As well as finding you a tenant we'll also take care of collecting monthly payments on your behalf; this leaves you to organise other tenant matters, the property maintenance and adherence to legislation.

Fully Managed

This is our comprehensive, hassle free service requiring minimum involvement from you. Whatever is required by you or the tenant, we take care of it.

Protecting your rental income

Even the most reliable tenant can experience a change of circumstances. The Your Move Rent Protection Insurance Scheme is available to landlords who choose our Fully Managed service and pays 100% of your rent for up to 6 months of your tenants' contract or until we obtain vacant possession of your property³. It provides complete peace of mind and is underwritten by AVIVA.

³ Terms and conditions apply. This information is a summary only. You will receive a full policy document upon application. This policy will set out the terms, conditions and limitations of this product.

Taking care of your let has never been easier.



We give you 24/7 online access to your information.

Our free online landlord tool, Your Portal, puts your property at your fingertips whenever and wherever you need it. It's an online file that contains information on every aspect of your let, and allows easy communication between you, your tenant and Your Move.

We have dedicated experts ready to support you.

Need some guidance? Simply call our lettings hub. We have dedicated teams ready to advise on:

- Applications
- Maintenance
- Gas Renewals
- Lease Renewals
- Check Outs

We have detailed understanding of the legislation.

We'll help you to fulfil your legal responsibility by keeping you updated about the ever changing regulations regarding:

- Gas
- Furnishings
- Electricity
- Deposits
- Tenancy Agreements
- Multiple Occupancy

We are members of ARLA.

The Association of Residential Letting Agents (ARLA) ensures professional standards are maintained. It's not compulsory, but we choose to be members.



1 Find a property

If you don't already own a property to rent, then it's time to start looking. The key question is: what is the best investment? With Your Move's expertise in sales as well as lettings we're in a great position to advise you.



Ask your agent _____ *Your Move* _____

What's popular round here? _____

What opportunities are there further afield? _____

2

What help do I need?

The lettings market moves quickly. An agent probably has more time and expertise than you to handle the let. Decide what level of service you need.

I want my agent to:

- Find me a tenant
- Collect the rent
- Maintain the property
- Deal with the tenant



Your guide to the letting process

3 What rent should I charge?

Lettings agents can advise the rent you should charge and the potential yield you could earn from your let. There may be a number of fees to consider too, and all agents will charge differently. The most important question to ask yourself is this: which agent will deliver the best results?



4 Make your property safe

There are lots of property regulations to keep your tenant safe. We know it's important to you to be a responsible landlord, so make sure you are fully compliant at this early stage. Ask for a copy of Your Move's Lettings & Legislation brochure which helps you by outlining all your responsibilities.

My property complies with regulations regarding:

- | | | | |
|--------------------------------|--------------------------|--------------------|--------------------------|
| Gas | <input type="checkbox"/> | Furnishings | <input type="checkbox"/> |
| Electricity | <input type="checkbox"/> | Deposits | <input type="checkbox"/> |
| Tenancy Agreements | <input type="checkbox"/> | Multiple Occupancy | <input type="checkbox"/> |
| Smoke & Carbon Monoxide Alarms | <input type="checkbox"/> | Right to Rent | <input type="checkbox"/> |

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Find a tenant

It's time to get your property seen by potential tenants. Remember 91% of tenants start their search on either Rightmove or Zoopla*, so be sure your agent has good online coverage. Then, prepare the property to look its best for viewings. Once your agent has found you a tenant, you'll want some reassurance that your property and rental income are safe. Knowing that your tenant has been fully referenced and credit checked gives you huge peace of mind. Your Move can help with this.

*Zoopla, Dec 2014



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Get insured

For additional security, make sure you have appropriate cover for your rental property. Regular domestic policies often do not cover rental properties. It is also possible to insure against non-payment of rent. Ask Your Move about our special rental property insurance and rent protection insurance.



Property insured

Rent insured

Beginning of the tenancy

7

Make an inventory



Shortly before the tenant moves in, make sure you or your agent have made an inventory of the contents of the property and its condition. We can introduce you to specialist companies to take care of this for you.

8

Collect the deposit and start receiving the rent

You are legally required to put your tenant's deposit in a government protected scheme. We work with 'mydeposits' to the benefit of both tenants and landlords. It will soon be time to collect the rent. You'll need to decide whether you want to do this yourself, or have an agent take care of it.



Deposit is protected

Date for collection of rent _____

Renewal Stage

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Renew the contract

You'll be surprised how quickly the initial contract passes by. As it comes to a close, it's time to decide whether you wish to renew or terminate your contract. If you choose to terminate you must give your tenant the appropriate notice. If you (and your tenant) choose to renew, a new contract begins.



Renew

Terminate

10

Property inspections



You want to know that your property is being looked after. Visiting your tenants every six months to check all is ok is recommended. Depending on the level of service you have chosen, your agent can take care of this for you.

Inspection 1 (date) _____

Any problems _____

Inspection 2 (date) _____

Any problems _____

Ongoing

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Maintaining the property

As time goes on, it's inevitable that your property will receive some wear and tear. It's your responsibility to maintain the property at the standard it was first let. Remember, keeping on top of small problems now could help you save large sums of money later.



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Ending the tenancy

The tenancy comes to an end and it's time for your tenant to move out. You'll need to revisit the inventory, settle any disputes and return the deposit. Consider what to do next with your property. Is it time to sell or will you let again? If it's the latter, go back to stage 2! But don't forget to consider any work you need to do to the property before it returns to the market.



Inventory checked

Deposit returned

Tenant moved out

We have a full range of service to make lettings easy.

We give you as many services as we can under one roof.



Protect your investment

We can provide quotations for Buildings and Contents Insurance specifically designed for rental properties. Regular domestic policies are not acceptable for rental properties and could leave you exposed and uninsured against significant damage.

Investing for the future

Our professionals are on hand to discuss ways to make the most of opportunities available in the Buy to Let sector. We can find suitable properties and set up the management of the let.

Mortgages

We have financial consultants who can discuss mortgage options to help fund the purchase of your Buy to Let property.

your-move.co.uk Limited is an appointed representative of First Complete Limited, which is authorised and regulated by the Financial Conduct Authority (FRN: 435779) for mortgage and non-investment insurance advice. In general Buy to Let mortgages are not regulated by the Financial Conduct Authority.

*Our initial mortgage consultation is free. We will charge a fee between £399 and £999 on application. The amount we will charge is dependent on the amount of research and administration required.

YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.





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We are members of The Property Ombudsman (TPO), there to protect your interests and we abide by the TPO code of Conduct.

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See all our properties on... Zoopla.co.uk



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